



Town Of Amenia

36B MECHANIC STREET, PO BOX 126, AMENIA, NY 12501
TEL: 845-373-8860, x106 FAX: 845-373-9147

SPECIAL PLANNING BOARD MEETING THURSDAY, JUNE 24, 2010

PRESENT: Chairman William Flood
Peter Clair
Nina Peek
James Walsh
Michael Hayes, Attorney

ABSENT: Norm Fontaine
George Fenn
Tony Robustelli

MOTION TO OPEN THE SPECIAL PLANNING BOARD MEETING FOR JUNE 24TH, 2010
was made by Peter Clair, seconded by Nina Peek

**PALEN/VON MERKATZ 2 Lot Subdivision Leedsville Road
Amenia, NY**

The applicant sent a letter to the Board requesting a 6 month extension of the subdivision.

MOTION TO GRANT A SIX (6) MONTH EXTENSION OF THE SUBDIVISION FOR
PALEN/VON MERKATZ was made by James Walsh, seconded by Nina Peek

ALL IN FAVOR - MOTION CARRIED

KILDONAN/MID HUDSON FORESTRY Timber Harvesting Amenia, NY

A letter was received from East-West Forestry Associates, our consultant Doug Ramey that Mid-Hudson Forestry has met all requirements and all fees and escrow have been paid. Mr. Ramey has signed off on the project. This matter, however, was tabled until the Long Form EAF is received.

LIPPINCOTT/CAWLEY**Limited Development
Subdivision****Tower Hill Road
Town of Amenia**

Kirk Horton represented the applicant. He spoke to the Board explaining that per the Board's request, a number of building envelopes within the conservation easement had been taken off the project. A plan profile was submitted. Chairman Flood stated that they had not heard back from the Town's Engineer, Mike Soyka. Scott Boardman of the Wassaic Fire Department had looked over this project and does not have any problems with it. Mike Segleken was involved when the driveway was being built and it is ok. James Walsh questioned Mr. Horton regarding the fact Mr. Boardman was ok with the driveway. A letter from the Wassaic Fire department was requested. Michael Hayes told the Board that in the beginning this project was just a lot line adjustment which would have created two flag lots, however since the code doesn't allow this, it was suggested to do a limited development subdivision. Since this is a 60+ acre lot and a 40 + acre lot in the RA zone, the applicant met the requirements for a limited development subdivision. Since the applicant has a Conservation Easement with DLC in place, Mr. Hayes then went over the Conservation Easement. The Board needed to assess if the Conservation Easement will provide adequate protection for the resources on this property. The biggest issue here is the driveway which is above the grade, however, is permitted with a waiver. The driveway is 4000'. Any driveway over 10% will provide drainage and diversion ditches and water bars subject to review by the Fire Department. Mr. Horton stated about every 500' there is a pull off. He then gave a driveway maintenance and right of way agreement to Chairman Flood for the file and will forward a new copy to Michael Hayes. Mr. Hayes asked if there was any proposed development in the SPO. Mr. Horton stated they were close but not in the SPO.

MOTION TO SCHEDULE A PUBLIC HEARING FOR THE JULY 22, 2010 MEETING FOR THE LIPINCOTT/CAWLEY LIMITED DEVELOPMENT SUBDIVISION was made by James Walsh, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

HUDSON RIVER HEALTH CARE**Site Plan****Route 343
Amenia, NY**

Rich Lanzarone of Morgan Construction represented the applicant Hudson River Health Care. He introduced the CEO of HRHC, who spoke to the Board providing a brief overview history of the facility. Mr. Lanzarone brought the Board up to date on what was going on with the project. After a site visit with Dr. Klemens, Supervisor Euvard, Chairman Flood and Mr. Lanzarone, new ideas were brought forth regarding parking. Mr. Lanzarone filed a new plan with the county and Dr. Klemens made another site visit. Another plan came forth from the latest site visit. This still must go back to the county. Mr. Lanzarone went on to say the parking has been reworked to come up with six additional spots making the total parking 53 spots. When the dental van is there, parking is very tight (3 days a week), however once the dental van is no longer needed (the dental offices will be inside the building) appointments will be scheduled over a 5 day period thus easing the parking situation. One concern from Dr. Klemens is the underground oil tank. This tank is to be removed and the applicant will be using propane. The comments from Mike Soyka regarding storm water management, roof run-off and run-off as well as the approval by the county of the septic system now in place after this expansion, those issues have been worked

through to Mr. Soyka's satisfaction. Dr. Klemens and Mr. Soyka also asked for official delineation of the wetlands which was provided and documented. Mr. Lanzarone provided renderings of the building showing the Board the different sides of the building and what they

will look like as well as samples of the types of siding and roofing materials to be used. There are proposed plantings on both sides of the stone wall facing the road.

Dr. Klemens discussed with Ann Newman, Landscaper, for the Board, a 3' wall with 2' variable vegetation making a minimum of 5'. Two oak trees on the east are in poor condition and are to be removed. A dry stone wall of 3' high with a raised bed planting behind the wall with plants a minimum of 5' high was suggested, also increasing the width of the plant bed behind to accommodate not planting right up against the stone wall. The applicant stated this was something that could be done. Dr. Klemens agreed. The applicant will update the plan shift everything forward, show the planting area, show representative plants and where they will be planted, show the wall and redo the rendering. It will go to the County with a cover letter to let the County know the Board is satisfied with this plan. If the County says no, then it will need to be a super majority vote. James Walsh asked about the size of the sign on the building. It will be kept within the code. Tom Warner asked how much is impervious surface? Chairman Flood stated that the building already exists. Mr. Lanzarone went on to explain there is asphalt that is pervious, however, in the northeast it gets clogged with sand and salt and stops working. There are also tiles where the grass grows through it, but due to heavy traffic this really will not hold up. The approach we have taken is capture all the water that falls (from the roof and parking lot), set up basins that catch it and let it infiltrate back into the ground. He went on to state one of the goals there will be no disturbance in the wetlands and the owner will maintain 100' buffer which will only be mowed once a year. Regarding the CAC letter, Dr. Klemens felt the applicant should respond, however, most of the comments have already been addressed.

MOTION TO ACCEPT THE MINUTES OF MAY 27, 2010 AS WRITTEN was made by James Walsh, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

MOTION TO CLOSE THE SPECIAL PLANNING BOARD MEETING was made by Nina Peek, seconded by Peter Clair

Meeting adjourned.

MOTION TO REOPEN THE SPECIAL PLANNING BOARD MEETING OF JUNE 24, 2010 TO ADDRESS A PUBLIC HEARING FOR HUDSON RIVER HEALTH CARE FOR THE JULY 22, 2010 MEETING was made by Chairman Flood, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

MOTION TO SET A PUBLIC HEARING FOR HUDSON RIVER HEALTH CARE FOR JULY 22, 2010 MEETING, IF THE INFORMATION THAT IS NEEDED IS RECEIVED IN A TIMELY MANNER was made by Chairman Flood, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

MOTION TO CLOSE THE SPECIAL PLANNING BOARD MEETING was made by
Chairman Flood, seconded by Peter Clair

Meeting adjourned.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Special Planning Board Meeting held on June 27, 2010 and are not to be construed as the final official minutes until so approved.

 X Approved as read

 Approved with: deletions, corrections and additions